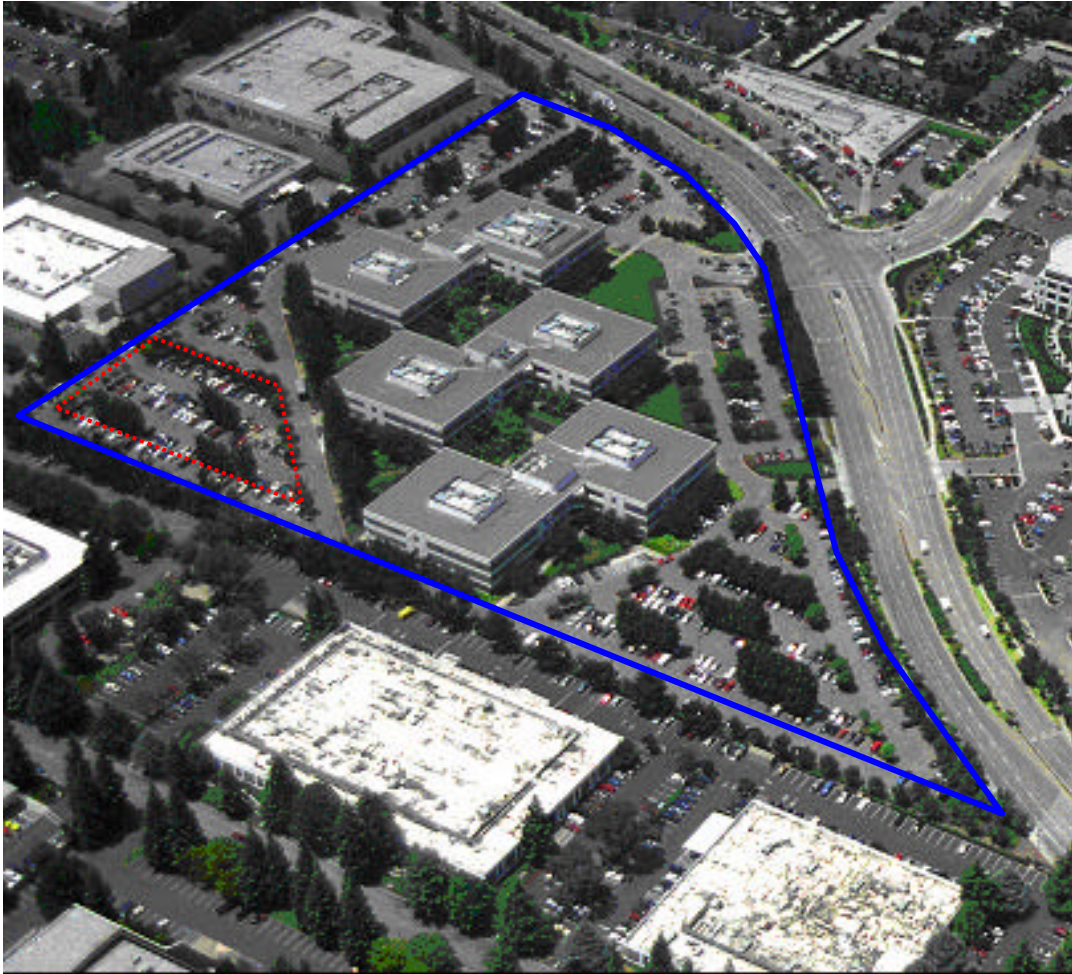


410 – 430 N Mary Avenue Parking Podium



PROJECT DESCRIPTION

The applicant is requesting approval to construct a two-level parking podium (the “Podium”) in the southeast (rear) parking lot of 410, 420, 430 N. Mary Ave (the “Project”), providing an increase in the number of parking stalls from 1,002 to 1,153 (a 151 stall net gain).



The additional parking created by the Podium would bring the Project’s parking ratios to a standard more consistent with those of nearby comparable developments, thereby allowing the Project to remain competitive in an increasingly tough leasing market. As the local economy continues to remain soft, rents continue to decline, and tenants become scarce, only those projects with the strongest attributes will remain leased. The continued competitiveness of the

Project will not only benefit businesses in the surrounding area but the City as well, as the Project competes regionally as well as locally for tenants.

Architecture: The architecture of the Podium would be similar in scale and design to the existing buildings in the Project, utilizing precast concrete panels, textured and colored to mimic the skin of other Project buildings.



Neighborhood Impact: The Podium will have minimal visual impact on the immediate neighborhood as is sited in the rear (southeast) parking lot and would be lower in height than the surrounding buildings. Neighboring parcels are all fully developed R&D facilities, the areas adjacent to the site being utilized as service areas and parking. The existing mature landscape between the Project and adjacent parcels would remain, softening views from these parcels. Visibility from Mary Avenue would be minimal, if at all.



Landscaping: Construction of the Podium will displace approximately thirty-three trees currently located in the landscape medians of the existing surface parking areas. Only two of these trees qualify as “Protected Trees” as defined by the City of Sunnyvale (greater than 38 inches in circumference measured at four feet above ground). The applicant plans on replacing all displaced trees at an alternate location in the Project. (Please refer to the Tree Removal Survey relating to the Project).

Parking: Approval of this application would provide much needed additional parking at the Project, as existing parking ratios are well below those ratios currently required by the City for new developments of this type. The table below illustrates existing conditions, proposed conditions and City requirements for new development.

Parking Analysis			
Project Gross Floor Area	328,842		
	Spaces	Parking Ratio	Spaces per 1000
Existing Condition	1,002	328	3.05
Proposed Project	1,153	285	3.51
Permitted (Office)	1,462	225	4.45
Permitted (R&D)	1,316	250	4.00

Even at the increased ratios, the parking ratio of the Project would still be comparable to that of projects in the surrounding area. The table below illustrates the parking ratios of similar properties located nearby.

Project	Address	Sq. Ft	Parking Spaces	Parking Ratio	Spaces per 1000
Synopsys	445 N. Mary Ave	194,170	737	263	3.80
Phillips	950-1000 W. Maude	254,700	860	296	3.38
Moffet Park	1111 Lockheed Martin Way	636,560	2100	303	3.30

JUSTIFICATIONS

Category I

The impacts of the proposed Podium would be in alignment with the objectives of the General Plan of the City of Sunnyvale as:

- The increased parking counts would be in compliance with the City's adopted parking standards. As noted above, the Project's parking ratio with the addition of the Podium is 285 or 3.51 spaces per thousand, the City's adopted parking standards for R&D space allow for a ratio of 250 or 4.0 spaces per thousand.
- The continued success of the Project has a direct fiscal benefit to the City thru tax dollars generated by the Project and surrounding businesses. The additional parking is essential to the long term competitiveness of the Project within the regional economy.
- The Podium and Project reflects appropriate land use design, which maintains neighborhood integrity provided for in the General Plan.

Category II

The general appearance of the proposed Podium will have no negative impacts on nor impair the existing uses being made of adjacent parcels as:

- The Podium is similar in design to the existing Project, incorporating similar texture, color and architectural elements.
- The Podium will be lower in height than existing buildings on adjacent parcels with minimal impact on existing views.
- Visibility of the Podium is minimized by its location at the back of the site and through the planned retention of the mature, existing landscape areas along the adjacent parcels.
- The Podium faces the rear, service and parking areas of all adjacent parcels.

- The Podium has no negative impact on access to or circulation within adjacent parcels or the surrounding neighborhood.

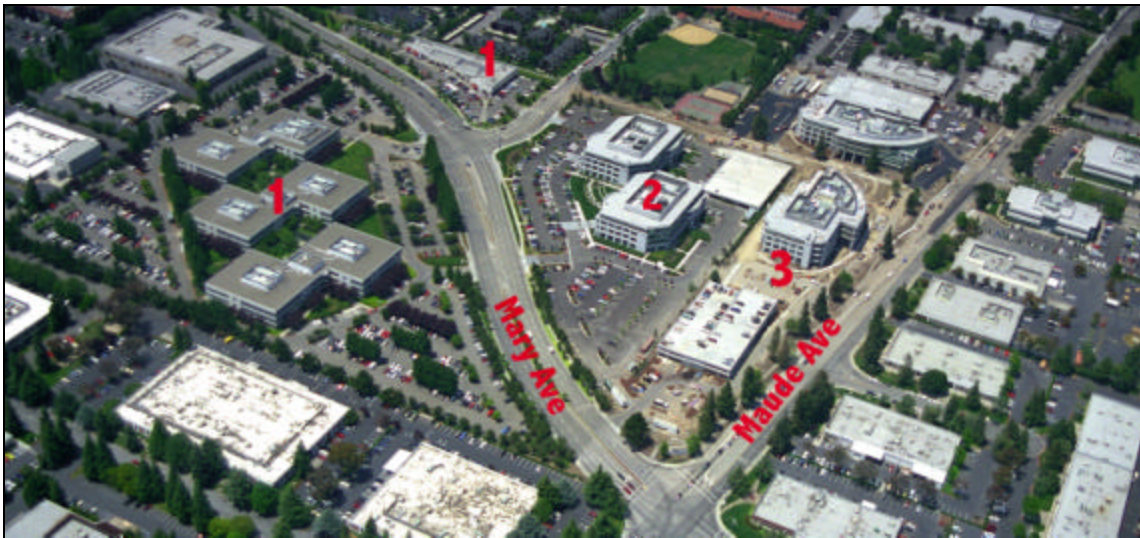
PROJECT TEAM

Project Sponsor: Jay Paul, Managing Member, Mary Avenue Office, LLC.

Jay Paul has been developing real estate throughout California for over twenty-six years. With a specific focus on the Office/R&D sectors in Silicon Valley, Jay Paul has developed over 4.5 million square feet of commercial real estate for such leading technology companies as Sun Microsystems, Boeing, Synopsys, Philips Electronics, Nokia, Veritas Software, Ariba, Openwave and Informatica. Jay Paul consistently uses his resources as a developer to enhance the communities in which his projects are located by incorporating Commission and Council feedback to improve city infrastructure and address community related issues. The result is the creation of projects that are truly beneficial to the surrounding community.

Sunnyvale Developments

In a comprehensive long-term development program, Jay Paul redeveloped a 50 acre area of Mary Ave, east of the Central Expressway. The area was redeveloped from a number of failing green-house operations and first generation manufacturing facilities to state-of-the-art corporate technology campuses.



1. 410-430 N Mary Ave, 328,842 sf of Office/R&D developed for Boeing and related 20,000 sf retail center across Mary Ave. Completed in 1990.
2. Crossroads Technology Center I, 210,000 sf office/R&D facility at Mary and Corte Madera developed for Synopsys. Completed in 1997.

3. Crossroads Technology Center II, 290,000 sf office/R&D build-to-suit for Philips Electronics North America Corporation. Completed in 1999.

As part of these redevelopment projects, Jay Paul completed various infrastructure improvements for the City of Sunnyvale including the construction of a ¾ mile, 4-lane extension of Mary Avenue and related traffic signalization and median beautification. Further, in 1999, Jay Paul funded the expansion of Encinal Park to include hardscaped walkways and BBQ facilities.

In 2001, Jay Paul completed Moffett Park, a 715,000 square foot Office/R&D campus for Ariba, Inc. Moffett Park is a key gateway project in which another substandard area, the Lockheed/Martin campus, was redeveloped to exceed the vision of Sunnyvale's Master Plan while adding to the City's infrastructure, economy and character. As part of a comprehensive traffic mitigation plan, a light-rail station was constructed in connection with the project and subsequently deeded to the Valley Transportation Authority.



Other Silicon Valley Developments:

- 515-545 Whisman Road, Mountain View, a 167,000 square foot Office/R&D campus for Nokia and Veritas Software. Completed in 2000.
- Pacific Shores Center, Redwood City, 1.7 million square feet of Office/R&D space in a waterfront campus environment with more than 50 acres of parks and landscaped areas and extensive recreational facilities. The project included the restoration of a 135acre wetlands and a complete multi-jurisdictional entitlement process. Completed in 2001.



Architect: DES Architects & Engineers

DES has been designing Jay Paul's projects for a number of years and is considered a premier architectural and engineering firm offering creative and diverse solutions for the development of



all types projects. Their professional disciplines include architectural design, structural and civil engineering, interior architecture, furniture and furniture system selection, programming/analysis, landscape architecture, space planning, and specification and review for code compliance. Notable Jay Paul projects include the recently completed Philips Electronics Sunnyvale Campus and Moffett Park, which have won critical acclaim within the architectural community as well as the Sunnyvale community at large.

Contractor: Rudolph & Sletten, Inc.

Jay Paul has been teaming with Rudolph & Sletten for the past several years. With the mutual goal of providing quality construction, Onslow H. Rudolph and Kenneth G. Sletten joined forces in 1962 and formed Rudolph & Sletten, Inc. With over 35 years of experience providing preconstruction/cost estimating, general contracting, and construction management services, Rudolph and Sletten has grown into one of the foremost construction companies on the West Coast. Rudolph & Sletten has corporate offices in Foster City, and maintains satellite offices in Sacramento, Irvine, and San Diego, California. An unrelenting commitment to quality and a service philosophy that seeks to always treat customers in an honest and straight forward manner have established the foundation of Rudolph & Sletten's success as Silicon Valley's most prolific builder. Ninety percent of R&S business is from repeat customers. This success is dependent on the reputation Rudolph & Sletten has built for itself over the years. Engineering News Record has recently ranked Rudolph & Sletten the 7th largest builder in California.